

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

Caption in Compliance with D.N.J. LBR 9004-1(b)

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Attorneys for the Debtor(s)

In Re:

JOHN E. CAMPBELL, JR., DEBTOR



Order Filed on January 18, 2024
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No: 19-21532 VFP
Chapter: 13
Hearing Date: 11/16/23@10:00 an
Judge: Vincent Papalia

**CHAPTER 13 ORDER AUTHORIZING CANCELLATION,
VOIDING AND/OR DISCHARGE OF RECORD OF:**

☒ MORTGAGE ☐ LIEN ☐ OTHER (specify) _____

Recommended Local Form: ☐ Followed ☒ Modified

The relief set forth on the following page is hereby **ORDERED**.

DATED: January 18, 2024

Honorable Vincent F. Papalia
United States Bankruptcy Judge

**NOTE TO RECORDING OFFICER: THIS ORDER MUST BE CERTIFIED BY THE BANKRUPTCY
COURT WITH THE APPROPRIATE SEAL BEFORE IT MAY BE RECORDED.**

The following matters are determined and hereby ORDERED:

1. The debtor(s) has successfully completed a Chapter 13 Plan, which provides for the discharge and cancellation of record of the Mortgage/Lien referenced below.
2. The debtor(s) is entitled to have the Mortgage/Lien referenced below discharged and cancelled of record.
3. Description of Real Property:
Location (Street Address) 452 Alden Street, Orange, New Jersey 07050

4. Description of Mortgage/Judgment Lien:
 - a. Original Mortgagee/Lienholder: Secretary of Housing and Urban Development
 - b. Current Assignee: N/A
 - c. Current Servicer: N/A
 - d. Date of Mortgage/Lien: February 2, 2015
 - e. Date of Recordation: March 26, 2015
 - f. Place of Recordation: Essex County
 - i. Mortgage Book: 12545
 - ii. Page: 4270
 - g. Original Principal Balance of Mortgage/Lien: \$ 113,334.40
5. The Mortgage/Lien referenced in this Order is hereby cancelled, voided, and/or discharged of record.
6. A certified or exemplified copy of this Order shall be recorded by the Clerk or Register of Deeds with whom the original mortgage or lien was recorded.

Addendum to Order Discharging and Cancelling Mortgage Pertaining to John E. Campbell, Regarding Real Property Located at 452 Alden Street, Orange, N.J. 07050. Block: 1203, Lot: 19.

Record Owner: John E. Campbell, Individually

Title/Property Vesting: This mortgage discharge pertains to real property owned by John E. Campbell, individually, by virtue of deed from Mica Lozier, dated May 10, 2006 and recorded on July 21, 2006 in Book 6363, Page 206.

Mortgage(s)/Obligation(s) to be Discharged (Supplementing Chapter 13 Order Authorizing Cancellation of Mortgage)[2nd Mortgage]: A mortgage from John E. Campbell to Secretary of Housing and Urban Development, dated February 2, 2015 in the amount of \$113,334.40 and recorded on March 26, 2015 in Book 12545, Page 4270.

In re:
John E Campbell, Jr.
Debtor

Case No. 19-21532-VFP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2
Date Rcvd: Jan 19, 2024

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 21, 2024:

Recip ID	Recipient Name and Address
db	+ John E Campbell, Jr., 452 Alden Street, Orange, NJ 07050-1937

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 21, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 18, 2024 at the address(es) listed below:

Name	Email Address
Antonio G. Bonanni	on behalf of Creditor Carvana LLC antonio.bonanni@law.njoag.gov, pfranz@hoflawgroup.com
Deborah T. Feldstein	on behalf of Creditor TLOA of NJ LLC dfeldstein@caplaw.net
Denise E. Carlon	on behalf of Creditor Nationstar Mortgage LLC dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Douglas J. McDonough	on behalf of Creditor Nationstar Mortgage LLC dmcDonough@flwlaw.com
Elizabeth L. Wassall	on behalf of Creditor Nationstar Mortgage LLC ewassall@logs.com njbankruptcynotifications@logs.com;logsecf@logs.com
Gregory L. Van Dyck	on behalf of Plaintiff NJ Department of Labor and Workforce Development Division of Unemployment and Disability Insurance

District/off: 0312-2

User: admin

Page 2 of 2

Date Rcvd: Jan 19, 2024

Form ID: pdf903

Total Noticed: 1

gregory.vandyck@law.njoag.gov

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ymond@gmail.com;herbertraymond5967@yahoo.com;raymondlaw5622@gmail.com;courtemails789@gmail.com

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U.S. Trustee

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TOTAL: 15